

060.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

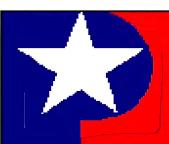
724,000 / 724,000

USE VALUE:

724,000 / 724,000

ASSESSED:

724,000 / 724,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		RESERVOIR RD, ARLINGTON

Legal Description							User Acct
							39666
							GIS Ref
							GIS Ref
							Insp Date
							03/06/09

OWNERSHIP

Unit #:

Owner 1: ZAGANJORI SAMIR & KIMBERLY W
Owner 2:
Owner 3:

Street 1: 6 RESERVOIR RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y

Postal: 02474
Type:

PREVIOUS OWNER

Owner 1: PAQUET RAYMOND A--ETAL -
Owner 2: PAQUET KATHERYNE M -

Street 1: 6 RESERVOIR RD
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

SALES INFORMATION

NARRATIVE DESCRIPTION
This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1 SINGLE FA 100	water
o	Sewer
n	Electri

Census:	Exempt
Flood Haz:	

D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family	5700	Sq. Ft.	Site	0	70.	1.04	6															

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
3/6/2009 Measured	372 PATRIOT
4/18/2000 Inspected	270 PATRIOT
1/13/2000 Mailer Sent	
1/10/2000 Measured	163 PATRIOT
11/1/1981 CS	

Sign: VERIFICATION OF VISIT NOT DATA	/ /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15	- Old Style			Full Bath: 1	Rating: Average			NEXT TO COM.																			
Sty Ht: 2	- 2 Story			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																						
Frame: 1	- Wood			1/2 Bath:	Rating:																						
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																						
Sec Wall: 19	- Texture 111 10%			OthrFix:	Rating:																						
Roof Struct: 1	- Gable			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Color: BLUE				A Kits:	Rating:			Other																			
View / Desir:				Frl:	Rating:			Upper																			
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2																			
Grade: C	- Average			CONDOS INFORMATION				Lvl 1																			
Year Blt: 1926	Eff Yr Blt:			Location:				Lower																			
Alt LUC:				Total Units:				Totals	RMs: 6	BRs: 4	Baths: 1	HB															
Jurisdict:				Floor:				REMODELING				RES BREAKDOWN															
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL															
Lump Sum Adj:				Name:				Interior:	1	6	4	M															
INTERIOR INFORMATION				DEPRECIATION				Additions:																			
Avg Ht/FL: STD				Phys Cond: GD	- Good 18. %			Kitchen:																			
Prim Int Wal 2	- Plaster			Functional:				Baths:																			
Sec Int Wall:				Economic: C	- Com Locatio 5.0 %			Plumbing:																			
Partition: T	- Typical			Special:				Electric:																			
Prim Floors: 3	- Hardwood			Override:				Heating:																			
Sec Floors:				Total:	22.67 %			General:																			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ: 135.00				Rate	Parcel ID	Typ	Date	Sale Price															
Bsmnt Gar:				Size Adj.: 1.31692076																							
Electric: 3	- Typical			Const Adj.: 0.98792118																							
Insulation: 2	- Typical			Adj \$ / SQ: 175.637																							
Int vs Ext: S				Other Features: 55000																							
Heat Fuel: 2	- Gas			Grade Factor: 1.00																							
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100				LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 394666																							
% Com Wal	% Sprinkled			Depreciation: 89471																							
				Depreciated Total: 305196																							
MOBILE HOME				Make:				Serial #:				Year:				Color:				IMAGE							
SPEC FEATURES/YARD ITEMS																PARCEL ID 060.0-0002-0004.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100									
More: N				Total Yard Items:				5,100				Total Special Features:								Total:				5,100			